

75B, STATION ROAD,
CLACTON-ON-SEA,
ESSEX CO15 1SD

Lock-up Shop/office in prominent location in Clacton town
centre.



- Located in a prominent location in Clacton town centre.
- Net office/retail area 357 sq. ft. (33.2 sq. m).
 - Frontage onto Station Road.
 - Forecourt parking for 2 cars.
 - Commencing rent £6,500 p.a.x.

TO LET

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708

Location

The premises are located in Station Road, in the heart of Clacton-on-Sea's town centre. The property lies next to the Town Hall and the main retail area lies just a short distance to the south in Pier Avenue/Rosemary Road/Station Road. The town has a wide range of shops and there is also a factory outlet development on the outskirts of town, off Stephenson Road West.

The town is a popular seaside resort, and the seafront and pier are within a quarter of a mile. The town also has a railway station which joins the Norwich to London (Liverpool Street) mainline at Colchester.

Description

The property comprises a lock-up shop/office on ground floor. It is currently partitioned to provide a front shop/office area, with glazed frontage onto Station Road and a small return frontage overlooking the Town Hall, a private office and, to the rear, a disabled toilet and kitchenette with a door into the rear garden. This is lawned and fenced however there are rights across this area for the adjoining occupier.

A particular feature of this property together with many of the neighbouring properties is that it enjoys exclusive use of the forecourt, providing 2 car spaces with direct access from Station Road.

The accommodation is carpeted with air conditioning (installed by the previous tenants) supplemented by electric convector heaters in the kitchenette and toilet areas.

Accommodation

Main Office/Shop Width 12/0.

Depth 36/0.

Net Retail/Office Area 330 sq. ft.

Kitchenette 27 sq. ft.

TOTAL NET RETAIL/OFFICE AREA 357 SQ. FT. (33.2 SQ. M)

Tenure

The property is to be let on a new full repairing and insuring lease for a term to be agreed, incorporating landlords' upward only rent reviews every 5 years. The commencing rent is to be £6,500 a year, exclusive of VAT, rates and all outgoings.

Energy Performance Certificate

The property has an EPC rating of D - 95 and the certificate is valid until September 2031. A copy is available on request.

Rateable Value

The property appears in the 2017 Rating List as Offices and Premises, with a rateable value of £4,750 therefore an occupier will potentially qualify for Small Business Rate Relief.

Viewing

To arrange a viewing or for any further information on this accommodation please contact the sole agent, Jon Ablewhite of Morley Riches & Ablewhite (jon@mrallp.co.uk or (01206) 505707)).

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